



Bed:	3
Bath:	1 / 0
MLS #:	6667466
Tax ID #:	03-02555-00006
Building:	
Floor Number:	
Age:	55
New Construct:	No
Condition:	FixUp/TLC
Ownership:	Fee Simple
Interior Sq Ft:	1,030 / Assessor
Price / Sq Ft:	\$100.00
Type:	Single/Detached
Style:	Ranch
Design:	1 Story
Central Air:	No

Location

County:	Mercer
MLS Area:	Hamilton Twp (21103)
Subdiv / Neigh:	None Available
School District:	Hamilton Townsh
- High:	Hamilton West-Watson H.S.
- Middle:	Albert E. Grice M.S.
- Elementary:	Robinson E.S.

Lot Information

Acres / Lot Sq Ft:	.23 / 10,150
Lot Dimensions:	70X145
Land Use / Zoning:	Res
Waterfront:	No

Tax Information

Taxes / Year:	\$5,798 / 2015
Assessment:	\$125,000
Block / Lot:	02555 / 00006
Land Assessment:	55,400
Imprv Assessment:	69,600

Condo/HOA Association

Condo / HOA:	No / No
Recurring Fee:	
One-Time Fee:	
Adult 55+/62+ Community:	No

Rooms

Total Rooms:			
Full Baths:	1 Main, 0 Up, 0 Low	Part Baths:	0 Main, 0 Up, 0 Low
Living/Great Room:	19 x 13 Main	Kitchen:	16 x 11 Main
Main Bedroom:	14 x 13 Main	Second Bedroom:	10 x 9 Main
Third Bedroom:	11 x 10 Main		

Features

Exterior:	Shingle Exterior, Flat Roof, Pitched Roof, Sidewalks, Street Lights, Porch, Front Yard, Level Lot, Rear Yard, Side Yard(s), No Swimming Pool
Interior:	Cable TV Wired, Access Panel Attic, No/Unknown Accessibility Modifications, Basement Laundry, No Fireplace, Finished Wood Floors, Vinyl/Lin Floors, Wall to Wall Carpet
Kitchen:	Eat-In Kitchen, Wall Oven, Gas Cooking
Basement:	Full Basement, Unfinished Basement
Parking:	1 Car Garage, Attached Built In, 2-Car Parking, Street Parking
Utilities:	No Air Conditioning, Gas Heating, Hot Air, 100-150 Amps , Gas Hot Water, Public Water, Public Sewer
Inclusions:	Refrigerator, Range, Microwave, Washer, Dryer

Remarks

Public:	Original owner. 3 Bedroom, 1 Bath Rancher, Full Basement in Nice Neighborhood. Perfect starter home. Being sold strictly "As Is". Buyer responsible for all inspections and C/O. Close to all major routes for easy commute. Please bring all offers.
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Showing

Appointment Phone: (800) 746-9464
Show Instructions: Call Appointment Center to Show
Showing Features: Owner Must Be Present
Cross Street: Hempstead Map Grid:
Directions: Arena to Hempstead to Right on Copperfield

Listing Office

Listing Agent: [Carla Campanella \(Lic#9590434\)](#)
(609) 587-9300
Listing Office: [RE/MAX Tri County](#) (MRET01)
2275 Highway 33 , Hamilton Square, NJ 08690-1748
Office Phone: (609) 587-9300 Office Fax: (609) 587-9390

Compensation

Buyer Broker: 3%-100 Transaction Broker: 3%-100
Dual/Var Comm: No

Listing Information

Original Price: \$140,000 PMP: 41
List Contract Date: 10/31/2015 DOM: 181
Last Modified: 04/27/2016 Short Sale/REO: No/No
Off Market Date: 12/10/2015 Broker Interest: No
List Expire Date: Sign: Yes
Agreement Type: ER Prospects Excluded: No
Earliest Possession: 30-90 Days Owner: Stephenson Living Trust
Finance Accepted: Conventional Property Disclosure: Yes

Contract/Settlement Information

Buyer's Office: [RE/MAX Tri County](#) (MRET01) (609) 587-9300
Buyer's Agent: [Carla Campanella \(Lic#9590434\)](#) (609) 587-9300
Financing: Cash
Pending Date: 12/10/2015 Price Before Sale: \$140,000
Settled Date: 01/12/2016
Seller Concess: No

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Bed:	3
Bath:	1 / 0
MLS #:	6745970
Tax ID #:	03-02053-00004
Building:	
Floor Number:	
Age:	60
New Construct:	No
Condition:	
Ownership:	Fee Simple
Interior Sq Ft:	1,141 / Assessor
Price / Sq Ft:	\$116.56
Type:	Single/Detached
Style:	Ranch
Design:	1 Story
Central Air:	Yes

Location

County:	Mercer
MLS Area:	Hamilton Twp (21103)
Subdiv / Neigh:	None Available
School District:	Hamilton Townsh

Lot Information

Acres / Lot Sq Ft:	.11 / 5,000
Lot Dimensions:	50X100
Land Use / Zoning:	Res
Waterfront:	No

Tax Information

Taxes / Year:	\$5,422 / 2015
Assessment:	\$104,100
Block / Lot:	02053 / 00004
Land Assessment:	25,000
Imprv Assessment:	79,100

Condo/HOA Association

Condo / HOA:	No / No
Recurring Fee:	
One-Time Fee:	
Adult 55+/62+ Community:	No

Rooms**Total Rooms:**

Full Baths:	0 Main, 0 Up, 0 Low	Part Baths:	0 Main, 0 Up, 0 Low
Living/Great Room:	19 x 11 Main	Kitchen:	19 x 9 Main
Main Bedroom:	13 x 11 Main	Second Bedroom:	11 x 9 Main
Third Bedroom:	13 x 11 Main	Foyer:	5 x 4 Main

Features

Exterior: Brick Exterior, Block/Brick Foundation, Pitched Roof, Shingle Roof, Exterior Lights, Fencing, Sidewalks, Street Lights, Patio, Porch, No Swimming Pool

Interior: Cable TV Wired, Ceiling Fan(s), Energy Efficient Windows, Pull-Down Stairs Attic, Foyer/Vestibule Entrance, No/Unknown Accessibility Modifications, Basement Laundry, No Fireplace, Finished Wood Floors, Tile Floors

Kitchen: Eat-In Kitchen, Double Sink, Pantry, Self-cleaning Oven, Gas Cooking

Basement: Full Basement

Parking: No Garage, 2-Car Parking

Utilities: Central Air, Gas Heating, Baseboard Heat , Gas Hot Water, Public Water, Public Sewer

Inclusions: Washer, Refrigerator

Remarks

Public: Well maintained all brick Rancher located in Hamilton Township. Home offers 3 spacious bedrooms, and 1 full bath. The entire home has hardwood floors, except for the eat-in kitchen, which has ceramic tiles. Spacious living room with crown molding. Updated Weil Mclain gas heater, central air, and hot water tank. The full basement can easily be finished, the basement has high ceilings and bilco doors. Also there is off street parking and a covered front porch. In the back of the home, you will find a patio and a stone

barbeque. The yard is fenced from front to back. This is a solid home, which must be seen. You won't be disappointed.

Showing

Appointment Phone: (800) 746-9464
Cross Street: Woosley Map Grid:
Directions: Cedar Lane to Woosley to Tindall Ave.

Listing Office

Listing Agent: [David Schiavone \(Lic#9588811\)](#)
(609) 731-1244
Listing Office: [CB Schiavone & Associates](#) (CBSHVN)
81 Route 130 , yardville, NJ 08620
Office Phone: (609) 291-9400 Office Fax: (609) 291-0892

Compensation

Buyer Broker: 3%-\$50 Transaction Broker: 3%-\$50
Dual/Var Comm: No
Sub Agent Broker: "0"

Listing Information

Original Price: \$149,900 PMP: 27
List Contract Date: 03/10/2016 DOM: 27
Last Modified: 06/10/2016 Short Sale/REO: No/No
Off Market Date: 04/05/2016 Broker Interest: No
List Expire Date: Sign: Yes
Agreement Type: ER Prospects Excluded: No
Earliest Possession: Immediate Owner: Owner of record
Property Disclosure: Yes

Contract/Settlement Information

Buyer's Office: [Garcia Realtors](#) (GARCIA) (609) 396-3400
Buyer's Agent: [Jose Rodriguez \(Lic#0571989\)](#) (609) 336-6083
Financing: Conventional
Pending Date: 04/05/2016 Price Before Sale: \$149,900
Settled Date: 05/24/2016
Seller Concess: No

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Bed:	3
Bath:	1 / 0
MLS #:	6562196
Tax ID #:	03-02116-00028
Building:	
Floor Number:	
Age:	85
New Construct:	No
Condition:	Average+
Ownership:	Fee Simple
Interior Sq Ft:	900 / Assessor
Price / Sq Ft:	\$175.56
Type:	Single/Detached
Style:	Ranch
Design:	1 Story
Central Air:	Yes

Location

County:	Mercer
MLS Area:	Hamilton Twp (21103)
Subdiv / Neigh:	None Available
School District:	Hamilton Townsh
- High:	Hamilton North-Nottingham H.S.
- Elementary:	Kuser E.S.

Lot Information

Acres / Lot Sq Ft:	.35 / 15,100
Lot Dimensions:	100X151
Land Use / Zoning:	res
Waterfront:	No

Tax Information

Taxes / Year:	\$4,514 / 2015
Assessment:	\$92,900
Block / Lot:	02116 / 00028
Land Assessment:	31,700
Imprv Assessment:	61,200

Condo/HOA Association

Condo / HOA:	No / No
Recurring Fee:	
One-Time Fee:	
Adult 55+/62+ Community:	No

Rooms

Total Rooms:	6				
Full Baths:	0 Main, 0 Up, 0 Low	Part Baths:	0 Main, 0 Up, 0 Low		
Living/Great Room:	13 x 11	Main	Dining Room:	11 x 9	Upper
Kitchen:	12 x 9	Main	Main Bedroom:	15 x 9	Main
Second Bedroom:	15 x 9	Main	Third Bedroom:	10 x 8	Main

Features

Exterior:	Vinyl Exterior, Block/Brick Foundation, Pitched Roof, Patio, Front Yard, Level Lot, Rear Yard, In-Ground Swimming Pool
Interior:	Walk Up Attic, Living Room/Great Room Entrance, No/Unknown Accessibility Modifications, Basement Laundry, No Fireplace, Finished Wood Floors, Vinyl/Lin Floors, Wall to Wall Carpet
Kitchen:	Eat-In Kitchen, Gas Cooking
Basement:	Full Basement, Outside Entrance / Walk Out, Unfinished Basement
Parking:	No Garage, 3+Car Parking
Utilities:	Central Air, Oil Heating, Hot Water Heat, 100-150 Amps , Gas Hot Water, Public Water, Public Sewer
Inclusions:	Washer, Dryer, Refrig, Pool Equipment And All Window Treatments

Remarks

Public:	A well maintained home with an In-Ground Pool on an Extra Large Lot near Kuser Park. Immaculate,cozy and cute this three bedroom one bath ranch is the perfect condo
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alternative.

Agent: Motivated Sellers,bring your buyers - bring your offers! Great yard with In Ground pool, move in ready!

Showing

Appointment Phone: (609) 586-2344
Show Instructions: Call John Cronin Wood for appt (609)947-2673
Showing Features: Call To Show, Combo Lockbox
Cross Street: So.Olden Map Grid:
Directions: Newkirk Ave to Watson Ave

Listing Office

Listing Agent: [John Cronin Wood \(Lic#8073147\)](#)
(609) 947-2673
Listing Office: [DiDonato Realty Company Inc](#) (MDID01)
2801 Nottingham Way , Trenton, NJ 08619-1880
Office Phone: (609) 586-2344 Office Fax: (609) 584-9251

Compensation

Buyer Broker: 2.5%-50 Transaction Broker:
Dual/Var Comm: No
Sub Agent Broker: 2.5%-\$50

Listing Information

Original Price:	\$169,000	PMP:	206
List Contract Date:	04/26/2015	DOM:	206
Last Modified:	02/22/2016	Short Sale/REO:	No/No
Off Market Date:	11/17/2015	Broker Interest:	No
List Expire Date:		Sign:	Yes
Agreement Type:	ER	Prospects Excluded:	No
Earliest Possession:	Negotiable	Owner:	Owner of Record
		Property Disclosure:	Yes

Contract/Settlement Information

Buyer's Office: [Weidel Realtors-Pennington](#) (YWDL02) (609) 737-1500
Buyer's Agent: [Silvana Cox \(Lic#8733608\)](#) (609) 737-1500
Financing: FHA 203(b)
Pending Date: 11/17/2015 Price Before Sale: \$154,900
Settled Date: 02/22/2016
Seller Concess: Yes, \$6,000

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Bed:	3
Bath:	1 / 1
MLS #:	6612838
Tax ID #:	03-02582-00021
Building:	
Floor Number:	
Age:	52
New Construct:	No
Condition:	Average+
Ownership:	Fee Simple
Interior Sq Ft:	960 / Assessor
Price / Sq Ft:	\$182.29
Type:	Single/Detached
Style:	Ranch
Design:	1 Story
Central Air:	Yes

Location

County:	Mercer
MLS Area:	Hamilton Twp (21103)
Subdiv / Neigh:	None Available
School District:	Hamilton Townsh
- High:	Hamilton West-Watson H.S.
- Middle:	Albert E. Grice M.S.
- Elementary:	Robinson E.S.

Lot Information

Acres / Lot Sq Ft:	.37 / 15,950
Lot Dimensions:	145X110
Land Use / Zoning:	resid
Waterfront:	No

Tax Information

Taxes / Year:	\$6,059 / 2015
Assessment:	\$130,600
Block / Lot:	02582 / 00021
Land Assessment:	58,700
Imprv Assessment:	71,900

Condo/HOA Association

Condo / HOA:	No / No
Recurring Fee:	
One-Time Fee:	
Adult 55+/62+ Community:	No

Rooms

Total Rooms:	6		
Full Baths:	1 Main, 0 Up, 0 Low	Part Baths:	0 Main, 0 Up, 1 Low
Living/Great Room:	18 x 11 Main	Kitchen:	12 x 11 Main
Main Bedroom:	11 x 11 Main	Second Bedroom:	10 x 11 Main
Third Bedroom:	8 x 11 Main		

Features

Exterior:	Vinyl Exterior, Wood Exterior, Pitched Roof, Sidewalks, Corner Lot, Shed(s), No Swimming Pool
Interior:	Bay Window, Ceiling Fan(s), Access Panel Attic, Living Room/Great Room Entrance, No/Unknown Accessibility Modifications, Basement Laundry, No Fireplace, Wall to Wall Carpet
Kitchen:	Eat-In Kitchen, Built In Dishwasher, Gas Cooking
Basement:	Full Basement, Finished Partial Basement
Parking:	1 Car Garage, Carport, Driveway Parking
Utilities:	Central Air, Gas Heating, Hot Air, 100-150 Amps , Gas Hot Water, Public Water, Public Sewer
Inclusions:	Wa/Dr, Refrigerator's(2), Furniture In Bsmt, Sunsetter Awning, 2 Sheds

Remarks

Public: Quaint 3 bedroom rancher located on a large corner lot in a nice section of Hamilton. Quiet street with plenty of parking. Vinyl siding with partial brick face. ALL new central heating

cooling system replaced. Recent windows and doors to include nice BOW window and newly built car port. HARDWOOD floors throughout first floor. Full basement with half bath installed: basement is partially finished. Sunsetter retractable awning on the back. 2 sheds on cement slab in the backyard. This is a great starter home.. solid with many upgrades! Close walking distance to the elementary and middle school. You won't be disappointed! C/O INSPECTION COMPLETED.

Agent: Home is empty and unoccupied. Have all receipts for windows/doors/carport. Heat/AC furnace installed by reputable Hamilton professional.

Showing

Appointment Phone: (800) 746-9464
Show Instructions: Must call appt center for appts.
Showing Features: Key Lockbox
Cross Street: Roslyn Rd Map Grid:
Directions: Hempstead to Roslyn to Bolton.

Listing Office

Listing Agent: [Paul Olhovsky \(Lic#1536611\)](#)
(609) 256-2211
Listing Office: [Smires & Associates](#) (SMIRES)
2355 Route 33 2nd Fl , Robbinsville, NJ 08691
Office Phone: (609) 259-1414 Office Fax: (609) 259-1499

Compensation

Buyer Broker: 2.5% Transaction Broker:
Dual/Var Comm: No

Listing Information

Original Price:	\$215,000	PMP:	158
List Contract Date:	07/17/2015	DOM:	158
Last Modified:	02/13/2016	Short Sale/REO:	No/No
Off Market Date:	12/21/2015	Broker Interest:	No
List Expire Date:		Sign:	Yes
Agreement Type:	ER	Prospects Excluded:	No
Earliest Possession:	30-90 Days	Owner:	Owner of Record
		Property Disclosure:	Yes

Contract/Settlement Information

Buyer's Office: [Smires & Associates](#) (SMIRES) (609) 259-1414
Buyer's Agent: [Wayne Bear Giquinto \(Lic#1432451\)](#) (609) 240-9291
Financing: Conventional
Pending Date: 12/21/2015 Price Before Sale: \$194,999
Settled Date: 01/29/2016
Seller Concess: No

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Bed:	3
Bath:	1 / 0
MLS #:	6685636
Tax ID #:	03-02581-00002
Building:	
Floor Number:	
Age:	51
New Construct:	No
Condition:	Average+
Ownership:	Fee Simple
Interior Sq Ft:	1,022 / Assessor
Price / Sq Ft:	\$183.95
Type:	Single/Detached
Style:	Ranch
Design:	1 Story
Central Air:	No

Location

County:	Mercer
MLS Area:	Hamilton Twp (21103)
Subdiv / Neigh:	Crestwood
School District:	Hamilton Townsh
- High:	Hamilton West-Watson H.S.
- Middle:	Albert E. Grice M.S.
- Elementary:	Robinson E.S.

Lot Information

Acres / Lot Sq Ft:	.30 / 13,125
Lot Dimensions:	105X125
Land Use / Zoning:	Resid
Waterfront:	No

Tax Information

Taxes / Year:	\$5,845 / 2015
Assessment:	\$126,000
Block / Lot:	02581 / 00002
Land Assessment:	55,300
Imprv Assessment:	70,700

Condo/HOA Association

Condo / HOA:	No / No
Recurring Fee:	
One-Time Fee:	
Adult 55+/62+ Community:	No

Rooms

Total Rooms:	5		
Full Baths:	1 Main, 0 Up, 0 Low	Part Baths:	0 Main, 0 Up, 0 Low
Living/Great Room:	18 x 12 Main	Kitchen:	15 x 12 Main
Main Bedroom:	13 x 12 Main	Second Bedroom:	13 x 11 Main
Third Bedroom:	10 x 12 Main		

Features

Exterior:	Vinyl Exterior, Block/Brick Foundation, Pitched Roof, Shingle Roof, Exterior Lights, Fencing, Sidewalks, Street Lights, Level Lot, No Swimming Pool
Interior:	Cable TV Wired, Access Panel Attic, Living Room/Great Room Entrance, No/Unknown Accessibility Modifications, Lower Floor Laundry, No Fireplace, Wall to Wall Carpet
Kitchen:	Eat-In Kitchen, Gas Cooking
Basement:	Full Basement, Unfinished Basement
Parking:	No Garage, 2-Car Parking, Driveway Parking, Street Parking
Utilities:	No Air Conditioning, Gas Heating, Hot Air, 100-150 Amps, Gas Hot Water, Public Water, Public Sewer
Inclusions:	Range, Refrigerator

Remarks

Public:	Crestwood Development of Hamilton Township. Lovely Ranch with large, new kitchen, living room, 3 bedrooms, full basement and fenced-in yard. There are patio doors leading from the kitchen to the yard. The roof, heating systems central air and hot water heater
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Bed:	3
Bath:	1 / 0
MLS #:	6696048
Tax ID #:	03-02579-00003
Building:	
Floor Number:	
Age:	56
New Construct:	No
Condition:	Average+
Ownership:	Fee Simple
Interior Sq Ft:	975 / Assessor
Price / Sq Ft:	\$202.05
Type:	Single/Detached
Style:	Ranch
Design:	1 Story
Central Air:	Yes

Location

County:	Mercer
MLS Area:	Hamilton Twp (21103)
Subdiv / Neigh:	Crestwood
School District:	Hamilton Townsh
- High:	Hamilton West-Watson H.S.
- Middle:	Albert E. Grice M.S.
- Elementary:	Robinson E.S.

Lot Information

Acres / Lot Sq Ft:	.18 / 7,659
Lot Dimensions:	69X111
Land Use / Zoning:	Res
Waterfront:	No

Tax Information

Taxes / Year:	\$6,225 / 2015
Assessment:	\$134,200
Block / Lot:	02579 / 00003
Land Assessment:	54,900
Imprv Assessment:	79,300

Condo/HOA Association

Condo / HOA:	No / No
Recurring Fee:	
One-Time Fee:	
Adult 55+/62+ Community:	No

Rooms

Total Rooms:	5		
Full Baths:	1 Main, 0 Up, 0 Low	Part Baths:	0 Main, 0 Up, 0 Low
Living/Great Room:	18 x 11 Main	Kitchen:	11 x 10 Main
Main Bedroom:	11 x 11 Main	Second Bedroom:	11 x 9 Main
Third Bedroom:	11 x 8 Main	Sunroom:	13 x 11 Main

Features

Exterior:	Aluminum/Steel Exterior, Vinyl Exterior, Block/Brick Foundation, Shingle Roof, Fencing, Sidewalks, Street Lights, Patio, Front Yard, Rear Yard, Side Yard(s), No Swimming Pool
Interior:	Cable TV Wired, Replacement Windows, Living Room/Great Room Entrance, No/Unknown Accessibility Modifications, Basement Laundry, No Fireplace, Finished Wood Floors, Tile Floors, Wall to Wall Carpet
Kitchen:	Eat-In Kitchen, Gas Cooking
Basement:	Full Basement, Unfinished Basement
Parking:	1 Car Garage, Attached Built In, 2-Car Parking
Utilities:	Central Air, Gas Heating, Hot Air, 100-150 Amps , Gas Hot Water, Public Water, Public Sewer
Inclusions:	Refrigerator, Washer, Dryer
Exclusions:	Spa Pool

Remarks

Public:	Rancher, 3 Bedroom, 1 Bath in Crestwood Neighborhood. Eat in kitchen which leads to a 3
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Season Sun Room. Look out to a fenced in private yard with patio. Hardwood floors throughout. Replacement windows and updated Heat and A/C Unit. Extra large basement has workshop with Bilco Door and laundry room. 1.5 Garage. Don't miss this one!

Agent: Email Offer to Cbarrett@Remax.net or Fax Offer to 609-249-1918

Showing

Appointment Phone: (800) 746-9464
Show Instructions: Call Appointment Center to Show
Cross Street: Roslyn [Map Grid:](#)
Directions: Hempstead to Roslyn to Bolton on Right #7

Listing Office

Listing Agent: [Christine Barrett \(Lic#9701819\)](#)
(609) 270-6368
Listing Office: [RE/MAX Tri County](#) (MRET01)
2275 Highway 33 , Hamilton Square, NJ 08690-1748
Office Phone: (609) 587-9300 Office Fax: (609) 587-9390

Compensation

Buyer Broker: 2.5%-100 Transaction Broker:
Dual/Var Comm: No

Listing Information

Original Price:	\$198,800	PMP:	6
List Contract Date:	01/15/2016	DOM:	6
Last Modified:	03/15/2016	Short Sale/REO:	No/No
Off Market Date:	01/20/2016	Broker Interest:	No
List Expire Date:		Sign:	Yes
Agreement Type:	ER	Prospects Excluded:	No
Earliest Possession:	<30 Days	Owner:	Happy Homeowners
		Property Disclosure:	Yes

Contract/Settlement Information

Buyer's Office: [RE/MAX Tri County](#) (MRET01) (609) 587-9300
Buyer's Agent: [Laura Hall \(Lic#0791856\)](#) (609) 577-9924
Financing: Conventional
Pending Date: 01/20/2016 Price Before Sale: \$198,800
Settled Date: 02/29/2016
Seller Concess: No

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